

Beautiful property nestled in the heart of the Périgord-Limousin Regional Natural Park



INFORMATION

Town:	Savignac-de-Nontron
Department:	Dordogne
Bed:	15
Bath:	15
Floor:	800 m2
Plot Size:	60000 m2

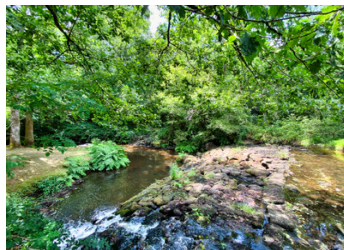
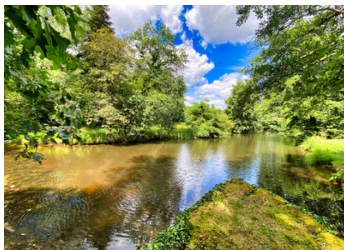
IN BRIEF

The murmur of the river and the soothing greenery make this property, nestled in the heart of the Périgord Limousin Regional Park, a true Eden.

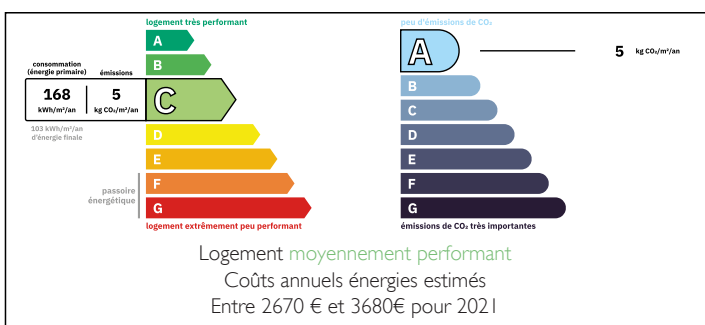
Surrounded by more than 6 hectares of parkland and woods, this property consists of a mansion with over 415 square meters of living space, as well as a farmhouse (400 square meters) comprising two cottages, two studios, one guest room, and a conference room that can be converted into a meditation/yoga room or other space.

The property is completed by a beautiful indoor swimming pool (14x7), a small fish pond, and a spring supplying drinking water to the estate.

With a total of 23 rooms, including 15 bedrooms and as many bathrooms/shower rooms, the property is perfectly equipped to welcome guests all year round, thanks to geothermal heating and the installation of 18 solar panels, which...

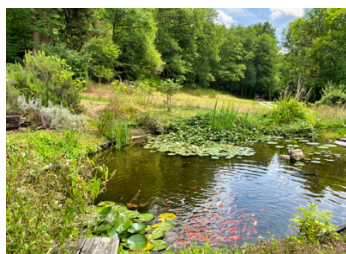


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Composition:

A 400m² mansion on three levels comprising five bedrooms with en-suite bathrooms, two fully equipped kitchens, one living room with original beams and parquet flooring, and one laundry room.

An extended farmhouse with a wooden chalet comprises:

2 cottages, the first for 8 people with 4 bedrooms, 2 bathrooms and a shower room, 1 large living room with a fully equipped kitchen and a large central fireplace, and the second for 4/6 people with 2 bedrooms and a shower room, a living room with a fully equipped kitchen;
2 fully equipped studios
1 independent guest room
and 1 conference/yoga room.

14x7 indoor swimming pool

Small detached building/workshop.

Boules court

Pond with goldfish

Drinking water source supplying the property

LOCAL TAXES

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>